

FOR SALE

# 21-25 Montrose Avenue Brooklyn, NY 11206

34 Unit Free Market Building with  
Assumable Debt in Williamsburg

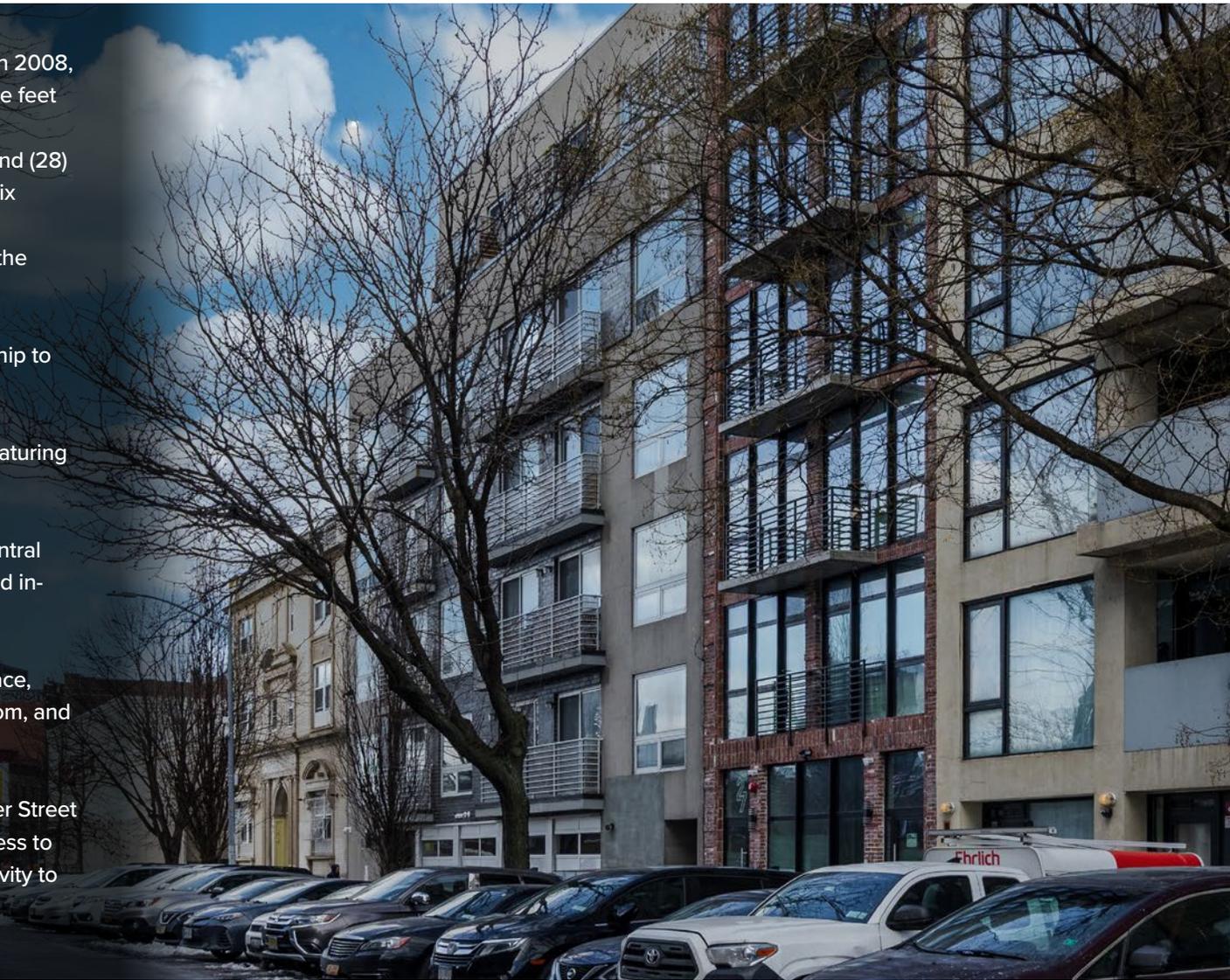


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- Seven-story elevator building in Williamsburg, built in 2008, comprised of 34 apartments spanning 29,250 square feet
- The building features a collection of (6) 1-bedroom and (28) 2-bedroom layouts representing an attractive unit mix
- Following the June 2025 tax abatement expiration, the building has transitioned to free-market status
- Exempt from Good Cause Eviction, allowing ownership to capture immediate mark-to-market upside
- Assumable \$10,034,203 loan, fixed-rate at 3.48%, maturing in July of 2032
- Unit amenities include stainless steel appliances, central climate control systems, floor-to-ceiling windows, and in-unit washer & dryer
- Building amenities include a communal rooftop terrace, fitness center, on-site storage, a fully secure bike room, and parking garage
- The asset is centrally located near Broadway, Lorimer Street and Montrose Avenue stations, providing direct access to the L,J,M, and G subway lines for seamless connectivity to Manhattan, Long Island City and across Brooklyn



## Ownership Requests Proposals

Exclusively Represented By  
212.544.9500 | arielpa.nyc

**Benjamin Vago, Esq. x85**  
bvago@arielpa.com

**Sean R. Kelly, Esq. x59**  
skelly@arielpa.com

**Luke Rizzo x2224**  
lrizzo@arielpa.com

**Paul Monaco x88**  
pmonaco@arielpa.com

For Financing  
Information:

**Matthew Dzbaneck x48**  
mdzbaneck@arielpa.com

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## Property Information

Block / Lot	3049 / 43
Lot Dimensions	75' x 100'
Lot Sq. Ft.	7,500
Building Dimensions	75' x 65'
Stories	7
Total Units	34
Building Sq. Ft.	29,250
Zoning	R6
FAR (Standard)	3.00
FAR (UAP)	3.90
Buildable Sq. Ft. (Standard)	22,500
Buildable Sq. Ft. (UAP)	29,250
Air Rights Sq. Ft.	None
Tax Class	2
Assessment (25/26)	\$2,816,910
Real Estate Taxes (25/26)	\$350,395

\*All square footage/buildable area calculations are approximate

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Financial Summary	Actual	Proforma
Scheduled Residential Income:	\$1,438,377	\$1,682,400
Scheduled Parking Income:	\$37,200	\$46,200
Projected Parking Income (3 Available Spots)	\$9,000	-
Total Gross Income:	\$1,484,577	\$1,728,600
Less Vacancy Rate Reserve (3.00%):	(\$44,537)	(\$51,858)
Effective Gross Income:	\$1,440,039	\$1,676,742
Less Expenses:	(\$539,397) 38% of SGI	(\$558,251)
<b>Net Operating Income:</b>	<b>\$900,642</b>	<b>\$1,118,491</b>

## Expenses (Actual / Estimated\*)

Real Estate Taxes (25/26)	\$350,395	Elevator Maintenance	\$9,000
Water & Sewer*	\$32,300	Repairs & Maintenance*	\$25,500
Insurance*	\$34,000	Payroll*	\$17,000
Fuel (Common Area)	\$8,500	Legal/Miscellaneous*	\$14,400
Electric (Common Area)	\$5,100	Management*	\$43,201
<b>Gross Operating Expenses:</b>	<b>\$539,397</b>		

\*Tenant pays for heat and electric

## Unit Overview

Unit Type	# of Units	Avg. Rent \$/Unit	Avg. SF	Avg. Rent \$ /SF
1 BR / 1 Bath	6	\$3,030	475	\$77
2 BR / 1 Bath	28	\$3,632	652	\$67
<b>Total / Average:</b>	<b>34</b>	<b>\$3,525</b>	<b>621</b>	<b>\$69</b>

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**Interior Photos**



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## Photos of Amenities



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Situated in the heart of Williamsburg, 21-25 Montrose Avenue is a premier “Rider’s Paradise” located just one block from the Broadway (G) and Lorimer Street (J, M) subway stations and only a five-minute walk from the sprawling four-acre Sternberg Park.

## Transportation Score



100

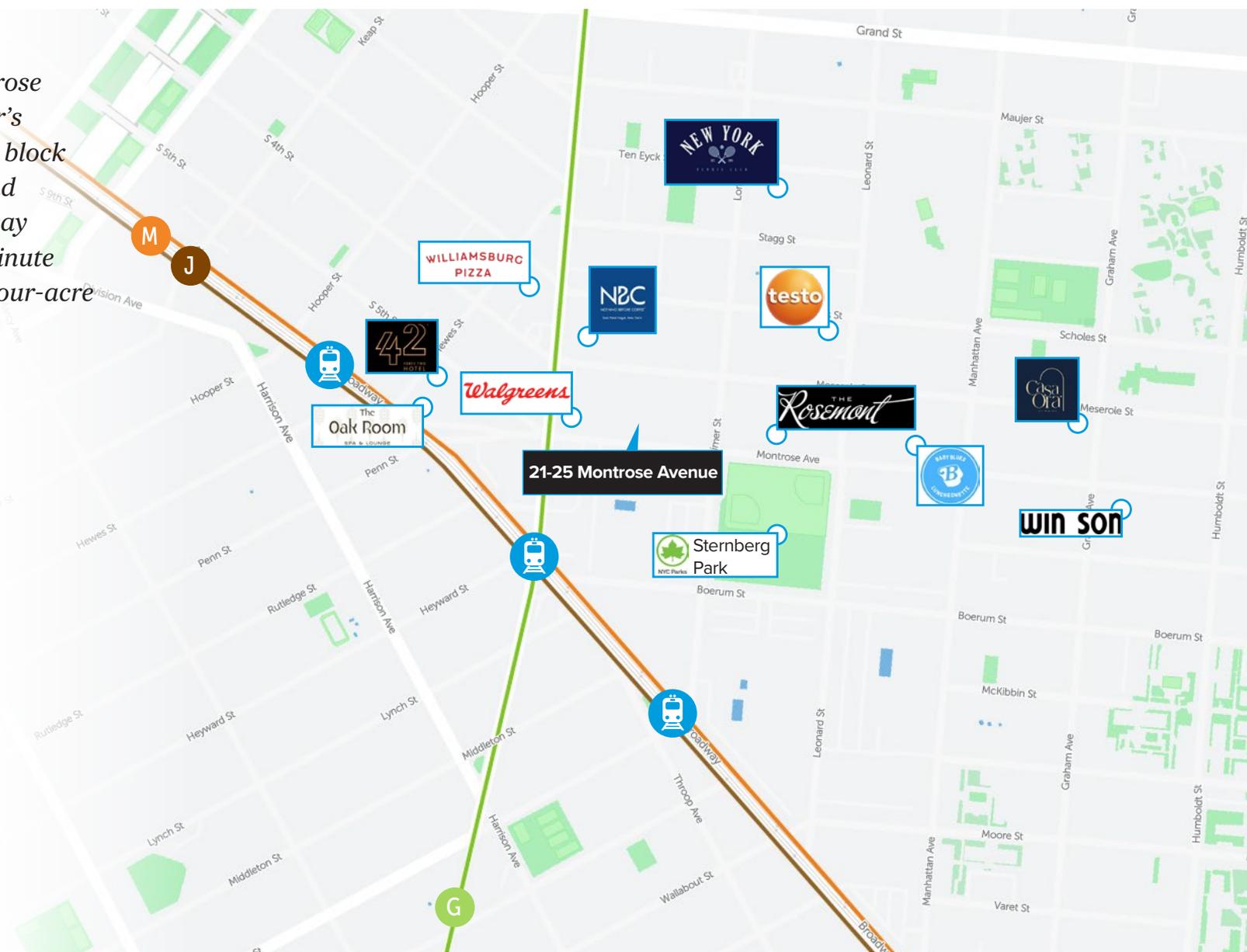
Public Transportation



96

Walker's Paradise

Visit Walk Score Website →



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Sales Agents at **212.544.9500** | [arielpa.nyc](http://arielpa.nyc)

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